162.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,700 / 965,700
					USE VALUE:	965,700 / 965,700
					ASSESSED:	965,700 / 965,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAUL MELISSA M
Owner 2:	
Owner 3:	
Street 1:	10 LINDEN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOENIG GERHARD -
Owner 2:	RIGG MARIE DONNA -
Street 1:	10 LINDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Clapboard Exterior and 1891 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	535,200		430,500	965,700
Total Card	0.149	535,200		430,500	965,700
Total Parcel	0.149	535,200		430,500	965,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.68 /Parcel: 510.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107841

GIS Ref

GIS Ref

Insp Date 10/01/18

!12630!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	535,200	0	6,500.	430,500	965,700		Year end	12/23/2021
2021	101	FV	519,200	0	6,500.	430,500	949,700		Year End Roll	12/10/2020
2020	101	FV	519,200	0	6,500.	430,500	949,700	949,700	Year End Roll	12/18/2019
2019	101	FV	392,300	0	6,500.	430,500	822,800	822,800	Year End Roll	1/3/2019
2018	101	FV	389,500	0	6,500.	381,300	770,800	770,800	Year End Roll	12/20/2017
2017	101	FV	389,500	0	6,500.	319,800	709,300	709,300	Year End Roll	1/3/2017
2016	101	FV	389,500	0	6,500.	319,800	709,300	709,300	Year End	1/4/2016
2015	101	FV	373,800	0	6,500.	276,800	650,600	650,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:17:26

LAST REV

Date	Time
10/15/18	10:32:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOENIG GERHARD	1317-30		3/2/2006		659,000	No	No		
AIKEN SUZANNE M	1264-192		2/28/2003	Family	145,000	No	No		
AIKEN DAVID	1211-160		9/28/1999	Family		No	No		
	1005-181		11/1/1985		72,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2018	46	Redo Bat	9,000	C				
12/13/2016	1535	Redo Bat	11,900	O				
5/6/2011	402	Re-Roof	7,790					
3/4/2003	136	Redo Kit	42,000					REMODEL KITCHEN AN

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	345	PATRIOT
10/9/2006	MLS	HC	Helen Chinal
5/13/2003	MLS	MM	Mary M
4/20/2000	Inspected	263	PATRIOT
12/2/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107841
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	8									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20526171
Const Adj.:	1.00989902
Adj $ / SQ:	158.235
Other Features:	100050
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560974
Depreciation:	25805
Depreciated Total:	535169

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

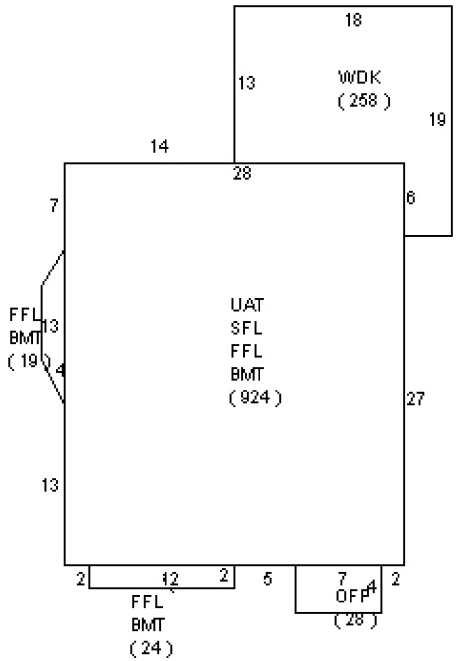
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.46
Special Features:	0	Val/Su Net:	158.58
Final Total:	535200	Val/Su SzAd	283.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	967	47.470	45,904
FFL	First Floor	967	158.240	153,013
SFL	Second Floor	924	158.240	146,209
WDK	Deck	258	9.970	2,573
UAT	Upper Attic	231	63.290	14,621
OFP	Open Porch	28	44.440	1,244

Net Sketched Area:	3,375			Total:	363,564
Size Ad	1891	Gross Area	4068	FinArea	1891

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

162.0-0001-0009.0

IMAGE

AssessPro Patriot Properties, Inc